



**DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS  
OFFICE OF THE ZONING ADMINISTRATOR**

June 7, 2019

AHMANN LLC  
4408 Beechwood Road  
University Park, Maryland 20782  
Attn: Thomas Ahmann, AIA

Re: 1348 Kearny Street, NE - Determination Letter

Dear Mr. Ahmann:

This is to confirm the substance of the discussion with my staff on 9 October 2018, concerning the repairs and improvements to the property at 1348 Kearny Street, NE. Currently a single family detached dwelling occupies the lot, and there is a driveway shared with the property to the east. The discussion had specific references to Lot 812 on Square 3962, hereinafter referred to as the "Project". The lot is zoned R-1-B.

You propose to reconstruct a dilapidated front porch, and to construct a vestibule within the porch, a new third floor dormer addition, a covered balcony and a new rear deck to the existing principal dwelling. Additionally, a new parking pad is proposed. (Refer to the attached schematic design drawings, dated September 20, 2018, with a zoning summary and site plan, as well as measured plans, conceptual plans, elevations and sections.)

The following is a list of clarifications provided for the various aspects of the Project:

1. Retaining walls on the site are limited to 4 feet in height. Retaining walls in public space are not under the purview of the Office of the Zoning Administrator.
2. The house is considered nonconforming in regards to the western side yard requirement, being only 3.0 ft. +/- from the west property line, in a zone normally requiring 8 ft. side yards.
3. The front porch can be reconstructed as a matter of right, as long as it maintains the current footprint relative to the front of the building and the west property line.
4. The proposed vestibule in the porch, the dormer on the west side, the covered balcony and the rear deck are all considered additions to a non-conforming structure and will need relief from the side yard requirement of Subtitle D-307.1 and from the nonconforming structure requirements of Subtitle C-202.2
5. The 812 tax lot designation will be required to be changed to a Record Lot through a Record Lot Sub-division, with the DC Office of the Surveyor.

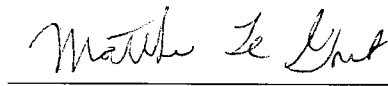
7. The following wording is correct for the description of the zoning relief required to be included in the Application for Special Exception for submission to the Board of Zoning Adjustment:

Application of Sheryl Goddard, pursuant to 11 DCMR Subtitle X, Chapter 9, for a special exception under Subtitle D-5201 from the nonconforming structure requirements of Subtitle C-202.2, and the side yard requirements of Subtitle D-307.1, to reconstruct a dilapidated front porch, and to construct a vestibule within the porch, a new third floor dormer addition, a covered balcony and a new rear deck to an existing principal dwelling unit in the R-1-B Zone at premises 1348 Kearny Street N.E. (Square 3962, Lot 812).

Accordingly, when you file the plans for a building permit and **if** the BZA approves the relief, then I will approve drawings that are consistent with the information noted above. Please let me know if you have any further questions.

Best Regards,

Sincerely,



Matthew Le Grant  
Zoning Administrator

Attachment: Plans dated September 20, 2018

DISCLAIMER: This letter is issued in reliance upon, and therefore limited to, the questions asked, and the documents submitted in support of the request for a determination. The determinations reached in this letter are made based on the information supplied, and the laws, regulations, and policy in effect as of the date of this letter. Changes in the applicable laws, regulations, or policy, or new information or evidence, may affect the outcome of the review. This letter is **not** a final decision, as used in Section 1-302.1 of the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations), nor a final decision of the Zoning Administrator that may be appealed under Section Y-302.1 of the Zoning Regulations, but instead is an advisory statement of how the Zoning Administrator would rule on an application if reviewed as of the date of this letter based on the information submitted for the Zoning Administrator's review. Therefore this letter does **NOT** vest an application for zoning or other DCRA approval process (including any vesting provisions established under the Zoning Regulations unless specified otherwise therein), which may only occur as part of the review of an application submitted to DCRA.

Zoning Technician: Daniel Calhoun

File: Det Let re 1348 Kearny Street, NE to Ahmann on 6-7-2019